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THIRD ANNUAL REPORT OF THE . . . . .

. . IMPROVED DWELLINGS ASSOCIATION





*Third Annual Report*

OF THE

*Improved Dwellings Association*

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B O S T O N

*Press of Geo. H. Ellis, 141 Franklin Street*

1889

## OFFICERS FOR 1889.

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### *President.*

GEORGE O. SHATTUCK.

### *Vice-President.*

RICHARD H. DANA.

### *Clerk and Treasurer.*

ARTHUR B. ELLIS.

### *Directors.*

EUDORA C. ATKINSON.

GEORGE S. HALE.

MARTIN L. BRADFORD.

HANNAH P. KIMBALL.

FREDERIC CUNNINGHAM.

IDA M. MASON.

RICHARD H. DANA.

GEORGE O. SHATTUCK.

GEORGE WIGGLESWORTH.

# ANNUAL REPORT OF THE TREASURER.

## LIABILITIES.

1,000 shares of capital stock, . . . . .	\$100,000.00	
Mortgage on Second Street estate, . . . . .	7,000.00	
Balance of income on deposit, . . . . .	<u>1,616.73</u>	\$108,616.73

## ASSETS.

Broadway estate (South Boston), . . . . .	\$55,524.00	
Second Street estate (So. Boston), as follows, namely:		
Land, . . . . .	\$10,500.00	
Building, on account, . . . . .	<u>35,337.11</u>	45,837.11
Cash in Boston Safe Deposit & Trust Company, . . . . .	<u>7,255.62</u>	<u>108,616.73</u>

## STATEMENT OF INCOME.

Balance from last year's account, . . . . .	\$1,525.93	
Add amount paid Whitney, Surveyor, charged last year to "Expense" account, but this year to "Broadway estate," . . . . .	<u>24.00</u>	\$1,549.93
Received rents Broadway estate, from November, 1887, to November, 1888 (12 months), . . . . .		5,324.62
Received rents Second Street estate, from Nov. 28 to Dec. 19, 1888, . . . . .		191.36
Interest on deposit in Boston Safe Deposit & Trust Company to Dec. 26, 1888, . . . . .		760.06
Received of C. A. Dodge, contractor for Second Street estate, on account of insurance on building while being constructed, part of which will be repaid on final settlement, . . . . .	<u>116.25</u>	\$7,942.22

## PAYMENTS.

Repairs on Broadway estate, . . . . .	\$250.21
Expense " " " . . . . .	8.30
Insurance " " " . . . . .	40.69
Water rates " " " . . . . .	144.75
Taxes " " " . . . . .	601.66
Paid agents " " " . . . . .	266.22
Expense " Second Street estate, . . . . .	97.27
Insurance " " " " (see above) . . . . .	<u>225.00</u>
<i>Amount carried forward, . . . . .</i>	\$1,634.10

Amount brought forward, . . . . .	\$1,634.10	
Taxes on Second Street estate, . . . . .	100.50	
Interest " " " " (mortgage) . . . . .	420.00	
Taxes, Commonwealth of Massachusetts, . . . . .	546.10	
General expense, . . . . .	78.79	
Balance of income on hand, . . . . .	1,616.73	
Paid dividends to stockholders at the rate of 2 per cent. semi-annually, 4 per cent., . . . . .	<u>3,546.00</u>	
		<u>\$7,942.22</u>

BOSTON, Jan. 1, 1889.

ARTHUR B. ELLIS, *Treasurer.*

BOSTON, Feb. 2, 1889.

*To the President and Directors of the Improved Dwellings Association:*

GENTLEMEN,—I have examined the books of your Association for the year 1888, kept by your Treasurer, Arthur B. Ellis, Esq.

I find the cash regularly entered, correctly cast, and properly vouched. The balance of \$7,255.62 I found was on deposit in the Boston Safe Deposit and Trust Company.

I examined the postings of cash and journal, and found them correct, the system used being very clear and satisfactory, the trial balance Jan. 1, 1889, standing:—

Cash, . . . . .	\$7,255.62	Capital Stock, . . . . .	\$100,000.00
Broadway estate, . . . . .	55,000.00	Mortgage note, . . . . .	7,000.00
Broadway Building, . . . . .	524.00		
Second Street estate, . . . . .	10,500.00		
Second Street Building, . . . . .	<u>35,337.11</u>	Surplus, . . . . .	<u>1,616.73</u>
	<u>\$108,616.73</u>		<u>\$108,616.73</u>

The Treasurer's annual statement, showing net income for the year as \$3,553.37; that he has paid dividends of 4 per cent. during the year, say, \$3,546.00; and that the surplus Jan. 1, 1889, was \$1,616.73,—a gain of \$7.37,—is correct.

I examined the stock certificate book and find an issue of 1,000 shares, being the exact amount of the capital.

Respectfully,

GEORGE T. STODDARD, *Auditor.*



## ANNUAL REPORT OF THE CLERK.

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IN November, 1887, the Association entered into an agreement for the purchase of a triangular lot of land on the corner of West Second and Athens Streets, South Boston. The contract provided that possession should be given on or before the first day of April, 1888. The price paid was a trifle over \$1.00 per foot. At the time of purchase, there were a lot of old buildings, chiefly poor wooden tenements, which the former owner was bound to remove from the premises on or before the first day of April. Owing to some delay in getting rid of these encumbrances, work was not begun on the new building, for which plans had been carefully drawn, until Monday, April 9. The decision to build in South Boston rather than in the North End, as was first proposed, was not reached without long and patient deliberation. Among the difficulties which stand in the way of a successful venture in the North End may be mentioned the small and irregular proportions of many of the available sites, dearth of land not already occupied by buildings, narrow streets shutting out light and air, sometimes both front and back, but most of all the small holdings which exist.

In the course of our survey in the North End, one piece of property was found which did seem to offer a good chance for improvement; but, at the time we were negotiating for it, the owner's price was too high. It is pleasant to record that the Co-operative Building Company has since bought the estate and turned it to good account.

The situation of the property which this Association bought last April is much nearer the city proper than might be supposed from its being described as in South Boston.

Improved Dwellings Association  
 South Boston  
 Mass  
 Scale 1/8" = 14'



First Floor Plan



Improved Dwellings Association  
 South Boston  
 Mass  
 Scale 1/8" = 1 ft.



Second Third and Fourth Floor Plans

It is on the border-line between the two, being just across the Federal Street bridge, and not over twenty minutes' walk from the Boston post-office. Horse-cars pass close by the estate at all hours and with great frequency. The new building which covers this location was virtually completed about December 1, a portion of it having been ready for occupancy a month earlier. At the suggestion of one of the directors, it has been named the "Rufus Ellis Memorial." At the present time, twenty-two families have taken as many tenements. The building is only four stories in height, but covers so much ground that it will accommodate fifty-six families.\* The tenements vary in size from a single room to two, three, and four rooms. The price per room averages about 85 cents per week, being as a general rule more for a single room and less in proportion for two, three, and four rooms. Iron staircases and plenty of exits and fire escapes are provided. There is a large yard in the rear, which is reserved for a children's play-ground, and will doubtless be put to good use in due season. The cost of the entire structure will be about \$50,000.

The Association still holds the estate on the corner of Broadway and C Streets, which was purchased in April, 1886. It is a desirable estate, including a number of wooden buildings used for stores, which yield good incomes, and seven dwellings, four of brick and three of wood. The dimensions of the lot are 106 feet on Broadway, 145 on C Street, and 106 on Athens. In the rear of the property is a school-house. As stated in a former report, "Plans were prepared with a view of leaving undisturbed the four brick houses on C Street, . . . but it was decided after careful deliberation to abandon the undertaking" of building an improved tenement. "No doubt a building could be erected

\* Since the opening on Nov. 1, 1888, not a dollar has been lost from failure to pay rents. So much care has been taken in the selection of tenants that many of the less desirable dwellings — namely, those in the rear of the building, on Athens Street — remain unlet. If less discrimination had been shown, no doubt nearly all the rooms would have been disposed of within three months after the opening. The number of families now (March 1, 1889), in the building is thirty-two.

as was planned, and besides being a financial success might be a great help to a certain number of working people who are obliged to live in tenements ; but, as the object of those who were most interested in forming the Association seemed to be rather to reach people who can afford to pay only the lowest rents, the situation thus offered did not seem to meet the demand. In other words, the site which we had chosen (corner Broadway and C) was so desirable that we could afford to charge \$3.00 or \$4.00 per week instead of two and a half or three as was proposed. If people who could afford to pay the former scale of rents were charged only \$2.50 for their rooms, they would to a certain extent be receiving charity,—a deserving form of charity no doubt in some cases, but not within the purpose and scope of this undertaking.” The net income from the Broadway estate has been seven per cent. during the past year. The Directors are waiting to see what will be the success of the new building on Second Street before making another venture in South Boston. If in the course of six months there is good hope of a reasonable return from the Memorial building, the Directors may decide to sell the Broadway estate and use the proceeds to enlarge the field of operations.

The Committee in charge of the new building on Second Street were chosen July 3, 1888, and consist of Miss Mason, Mrs. Atkinson, Mr. Dana, and the Clerk.

Respectfully submitted,

ARTHUR B. ELLIS, *Clerk.*



## ACT OF INCORPORATION.

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*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows :*

SECT. 1. Nathaniel J. Bradley, Richard H. Dana, Charles W. Dexter, Arthur B. Ellis, George S. Hale, Alice N. Lincoln, Ida M. Mason, George O. Shattuck, their associates and successors, are hereby made a corporation for the term of thirty years, by the name of the "Improved Dwellings Association," in the city of Boston, to hold and improve real estate in said city, for the purpose of erecting, maintaining, leasing, and improving homes for working people and others of moderate means, and to promote the adoption of modes of building and enforcement of sanitary regulations calculated to secure the comfortable and healthful condition of structures so occupied; subject to the provisions of chapters one hundred and five and one hundred and six of the Public Statutes and to all general laws which now are or may hereafter be in force relating to such corporations.

SECT. 2. Said corporation shall have power to buy, sell, and hold real estate for the purposes aforesaid, not exceeding two hundred and fifty thousand dollars in value.

SECT. 3. The capital stock of said corporation shall not exceed two hundred and fifty thousand dollars to be divided into shares each of the par value of one hundred dollars, and the dividends on said shares shall not exceed six per cent. per annum on the par value thereof.

SECT. 4. Any surplus accumulated by said corporation shall be used as a sinking or reserve fund or in improving the condition or increasing the number or the extent and capacity of the buildings occupied for such homes, *provided, however*, that the rentals from all the property owned by said corporation shall be limited to such rates as will, after paying six per cent. for every year, maintain said sinking or reserve fund at a sum not exceeding fifty thousand dollars.

SECT. 5. This act shall take effect upon its passage.

*Approved April 3, 1885.*









